

**ORDINANCE NO. 000601-87**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:**

**SEVERAL LOTS AND PORTION OF A LOT OUT OF BLOCK 1 OF THE MARTHA E. WHITTEN ADDITION, AND LOT 1 SETON MEDICAL ADDITION NO. 4, SUBDIVISIONS IN TRAVIS COUNTY, FROM GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT, LOCALLY KNOWN AS WEST 32<sup>ND</sup> AT WABASH AVENUE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from General Office-Conditional Overlay (GO-CO) combining district to Community Commercial-Conditional Overlay (GR-CO) combining district on the property described in File C14-00-2075, as follows:

Lot 4, Block 1, Martha E. Whitten Addition, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 2, Page 198, of the Plat Records of Travis County, Texas,

Lot 2, Block 1, Seton Medical Center Addition No. 4, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 83, Page 143B, of the Plat Records of Travis County, Texas,

Lot 2-A, Block 1, Amended Plat of Lots 1 and 2, Block 1, Martha E. Whitten Addition and Lot 1, Seton Medical Center Addition No. 4, subdivisions in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 95, Page 344, of the Plat Records of Travis County, Texas, and

A 3,137 square foot tract of land out of Lot 1-A Amended Plat of Lots 1 and 2, Block 1, Martha E. Whitten Addition and Lot 1, Seton Medical Center Addition No. 4, subdivisions in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as West 32<sup>nd</sup> at Wabash Avenue, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The following uses of the property are prohibited:

Automotive Rentals  
Automotive Sales  
Business or Trade School  
Consumer Repair Services  
Exterminating Services  
Food Sales  
General Retail Sales (convenience)  
Hotel-Motel  
Indoor Sports and Recreation  
Outdoor Sports and Recreation  
Personal Improvement Services  
Pet Services  
Research Services  
Restaurant (general)  
Service Station  
Community Recreation (private)  
Congregate Living  
Guidance Services  
Hospital Services (limited)

Automotive Repair Services  
Automotive Washing (of any type)  
Business Support Services  
Drop-Off Recycling Collection Facilities  
Financial Services  
Funeral Services  
General Retail Sales (general)  
Indoor Entertainment  
Outdoor Entertainment  
Pawn Shop Services  
Personal Services  
Plant Nursery  
Restaurant (drive-in, fast food)  
Restaurant (limited)  
Theater  
Community Recreation (public)  
Residential Treatment  
Hospital Services (general)  
Consumer Convenience Services

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the Community Commercial (GR) base district and other applicable requirements of the City Code.

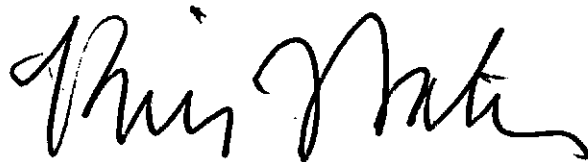
**PART 3.** The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

**PART 4.** This ordinance takes effect on June 12, 2000.

**PASSED AND APPROVED**

\_\_\_\_\_, June 1, 2000

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Kirk Watson  
Mayor

**APPROVED:**



Andrew Martin  
City Attorney

**ATTEST:**

Shirley A. Brown  
City Clerk

3,137 SQUARE FEET  
WALSH TRACT  
ZONING TRACT

FN. NO. 98-408 (MJJ)  
DECEMBER 22, 1998  
BPI JOB NO. 477-06.08

DESCRIPTION

OF 3,137 SQUARE FEET OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1-A AMENDED PLAT OF LOTS 1 AND 2, BLOCK 1, MARTHA E. WHITTEN ADDITION AND LOT 1, SETON MEDICAL CENTER ADDITION NO. FOUR, A SUBDIVISION OF RECORD IN BOOK 95, PAGE 344 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 3,137 SQUARE FEET ALSO BEING THE SOUTHERLY 26 FEET OF LOT 1, BLOCK 1 MARTHA E. WHITTEN ADDITION, A SUBDIVISION OF RECORD IN BOOK 2, PAGE 198 OF SAID PLAT RECORDS; SAID 3,137 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod set in the easterly line of Wabash Avenue (R.O.W. varies), same being the southwesterly corner of Lot 2-A of said Amended Plat of Lots 1 and 2, Block 1, Martha E. Whitten Addition and Lot 1, Seton Medical Center Addition No. Four and the northwesterly corner of said Lot 1-A, for the northwesterly corner hereof;

THENCE, S60°15'58"E, along the southerly line of said Lot 2-A, same being the northerly line of said Lot 1-A and the northerly line hereof, a distance of 120.61 feet to a 1/2 inch iron rod set at the southeasterly corner of said Lot 2-A, for the northeasterly corner hereof, from which a 1/2 inch iron pipe found in the easterly line of said Lot 2-A, being the northernmost northwest corner of said Lot 1-A bears N29°30'47"E, a distance of 12.52 feet;

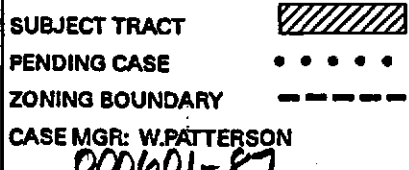
THENCE, leaving the southerly line of said Lot 2-A, along the apparent easterly and northerly lines of said Lot 1, over and across said Lot 1-A, the following two (2) courses and distances:

- 1) S29°30'47"W, a distance of 26.00 feet to the apparent southerly line of said Lot 1, for the southeasterly corner hereof;
- 2) N60°15'58"W, along the apparent southerly line of said Lot 1, a distance of 120.70 feet to a point in the easterly line of Wabash Avenue, same being the easterly line of said Lot 1-A, for the southwesterly corner hereof;

EXHIBIT A

000601-87

000601-87



**CASE #: C14-00-2075**  
**ADDRESS: W 32ND ST AT WABASH AV**  
**SUBJECT AREA (acres): 0.929**

DATE: 00-04  
INTLS: MY

**CITY GRID  
REFERENCE  
NUMBER**  
**J25**